



FEES:	
Application \$150.00	Public Notice: 75.00 per submission
Abutters @ _____ X \$7.00 each = _____	Other _____
Total Received: \$ _____ Cash _____ Check# _____	
Date Received _____	

SECTION 3.4 CONDITIONAL USE PERMIT APPLICATION

TOWN OF BARRINGTON
PO Box 660; 333 Calef Highway
Barrington, New Hampshire 03825

A CONDITIONAL USE PERMIT (CUP) allows the Town of Barrington to permit uses which may be essential or desirable to a particular community, but which are not allowed as a matter of right within a zoning district, but rather only through a CUP. A public hearing is required. A conditional use permit can provide flexibility within a zoning ordinance.

This application may not be used for those seeking a Special Permit for Construction in a Wetland Buffer pursuant to Section 9.6 of the town zoning ordinance. There is a separate application for a Special Permit in a Wetland Buffer, which is also available at the town Land Use office.

Is the proposed use related to a Site Plan or Subdivision Application? Yes X No _____

Name of Project Brox Barrington Quarry Expansion

Address of Property Backland off Tolend Road

Tax Map 236 Lot 4 Zoning District(s) G Overlay _____ Total Area of Site 5.5 Acres

Name of Applicant/Agent Brox Industries, Inc.

Mailing Address of Applicant/Agent 1471 Methuen Street, Dracut, MA 01826

Telephone: (978) 805-9744

Email: estevenson@broxindustries.com

Fax: _____

Name of Property Owner Sunset Rock, LLC

Mailing Address of Property Owner 1471 Methuen Street, Dracut, MA 01826

Telephone: (978) 805-9744

Email: _____

Fax: _____

Letter of Authorization Provided: Yes

Signature of Owner

Deed Provided Yes

Describe in detail all existing uses and structures on the subject property (You may attach a separate typed sheet):

The lot is currently a vacant forested parcel. No structures are present on the parcel.

Revised 7/24/2012

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Describe in detail all proposed uses, structures, construction, or modifications requiring a Conditional Use Permit: Proposed use of the parcel is to expand the existing permitted excavation operated by Brox on adjacent lots into the lot. No structures are intended to be constructed.

Describe in detail how the following conditions of the Town of Barrington Zoning Ordinance under Section 3.4 "Conditional Use Permits Issued by the Planning Board" have been satisfied by your proposal. (You may attach a separate sheet.)

1. The building, structure or use is specifically authorized under the terms of this Ordinance. The use is consistent within the terms of the ordinance and its use will be consistent with adjoining parcels under which an operation plan for the facility has been submitted to the Town of Barrington

2. If completed, the development in its proposed location will comply with all requirements of this Ordinance, and with specific conditions or standards established in this Section for the particular building, structure or use. The use will comply with all requirements of this Ordinance.

3. The building, structure or use will not materially endanger the public health or safety. The use will not materially endanger the public health or safety.

4. The building, structure or use will not substantially de-value abutting property. The use will not substantially de-value abutting property

5. The building, structure or use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located. The use will be compatible with the neighborhood and with adjoining or abutting uses in the area

6. The building, structure or use will not have a substantial adverse impact on highway or pedestrian safety. The use will not have a substantial adverse impact on highway or pedestrian safety. Egress will be from the operations entrance on City of Rochester's Rochester Neck Road

7. The building, structure or use will not have a substantial adverse impact on the natural and environmental resources of the town. The use will not have a substantial adverse impact on the natural and environmental resources of the town.

8. Adequate public utilities, community facilities, and roadway capacity are available to the property to ensure that the proposed use will not necessitate excessive public expenditures in providing public services.

Access to site is through adjacent parcels joining Barrington to Rochester. Egress will be from the operations entrance on City of Rochester's Rochester Neck Road

9. Where deemed necessary when considering an application for Conditional Use approval, the Planning Board may require that adequate visual buffers be established.

All properties surrounding the lot in Barrington are owned and operated by Brox and do not have any residential buildings by which any visual buffers would be required.

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Statement of Assurance and Agreement:

I hereby certify that to the best of my knowledge this submitted application information is true and correct. All proposed development will be in conformance with the information contained on the application and in the approved plan as well as the provisions of the Town of Barrington ordinances and regulations.

The Owner/Agent, by filing an application, hereby grants permission for members of the Board and staff to enter onto the subject property for the purposes of this review.

E. J. Stearns 10/28/2020
Applicant/Agent Signature Date

M. Burt 10/28/2020
Owner Signature Date

Owner Signature Date

Barbara Pruni 10/28/2020
Staff Signature Date

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Letter of Authorization

Town of Barrington, New Hampshire

To whom it may concern,

I/We hereby authorize the following individual(s) and/or company to act on my/our behalf in regards to the Excavation Application, and to sign any applicable applications for the property located at Map 236, Lot 4 and generally located at Backland off Tolend Road in Barrington, NH.

Agent Information:

Name(s): Michael Wright
Company Name: RESPEC
Mailing Address: 67 Water Street, Suite 109, Laconia, NH 03246
Telephone Number: 603-527-0006

Name(s): Erik Stevenson
Company Name: Brox Industries, Inc.
Mailing Address: 1471 Methuen Street, Dracut, MA 01826
Telephone Number: 978-805-9744

Sunset Rock, LLC

(Applicant/Entity, if any)



(Signature – Owner/Principal)

S.M. Brox – Pres. CMI Leasing its Mgr.

(Name – Please Print)

October 28, 2020

(Date)

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LAPL... DE

Return to:

Hyder Law Offices
2 Gaythorne Road
Methuen, MA 01844

Doc # 200002671 02/21/2020 03:00:19 PM
Book 4735 Page 1035 Page 1 of 2

Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA154425 25.00
TRANS TAX ST850364 3,000.00

(This Space Reserved for Registry of Deeds Use)

WARRANTY DEED

Beatrice R. Harriman, Trustee of the Beatrice R. Harriman Revocable Trust, with a mailing address of 20 Windsor Lane, Epping, New Hampshire 03042 for consideration paid, grant to Sunset Rock, LLC, a Massachusetts limited liability company, with a mailing address of 1471 Methuen Street, Dracut, Massachusetts 01826 with warranty covenants:

A certain tract of vacant land located in Barrington, Strafford County, New Hampshire, and situated off Tolend Road, shown as Lot 4 on Barrington Assessors Map 236, and formerly shown as Lot 58A on former Barrington Assessor's Map 15.

Meaning and intending to convey the same premises conveyed to the grantor by Warranty Deed of Melvin A. Rowe, Jr., Bruce R. H. Rowe and Mary Anne Good, dated December 16, 2006, recorded in the Strafford County Registry of Deeds in Book 3478, page 0345.

This is not homestead property of the grantor or her spouse.

SIGNED this 21 day of February, 2020.

Beatrice R. Harriman Tr.
Beatrice R. Harriman, Trustee of the
Beatrice R. Harriman Revocable Trust

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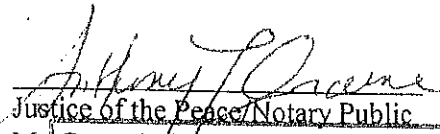
OCT 28 2020

LAND USE OFFICE

STATE OF NEW HAMPSHIRE

Strafford, ss

On this, the 21 day of February, 2020, before me, the undersigned officer, personally appeared the above named Beatrice R. Harriman, ^{notary} proved to me through satisfactory evidence of identification, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose in her capacity aforesaid.


Justice of the Peace/Notary Public
My Commission Expires
ANTHONY T. CORAINE
Notary Public, State of New Hampshire
My Commission Expires July 19, 2022

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LAND USE OFFICE

BROX

BROX INDUSTRIES, INC.

1471 Methuen Street • Dracut, MA 01826-5439

(978) 454-9105

FAX: (978) 805-9719

www.broxindustries.com

October 28, 2020

Ms. Marcia Gasses – Town Planner
Town of Barrington
PO Box 660, 333 Calef Highway
Barrington, NH 03825

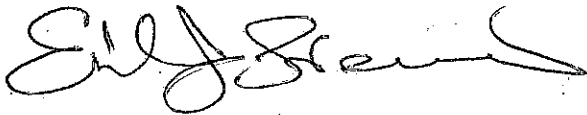
RE: Brox Industries Site
Map ~~239~~, Lot 4
236

Dear Ms. Gasses:

Enclosed please find the conditional use application for the expansion to the above referenced lot from the existing excavation for Brox Industries, Inc. Also, please find attached a copy of the deed for the property and a letter of authorization from the property owner.

Should you have any questions, please feel free to contact me or Mike Wright from RESPEC at (603) 527-0006.

Sincerely,



Erik Stevenson
Division Manager

Enc.

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COND USE ON...